

John H. Cresswell III

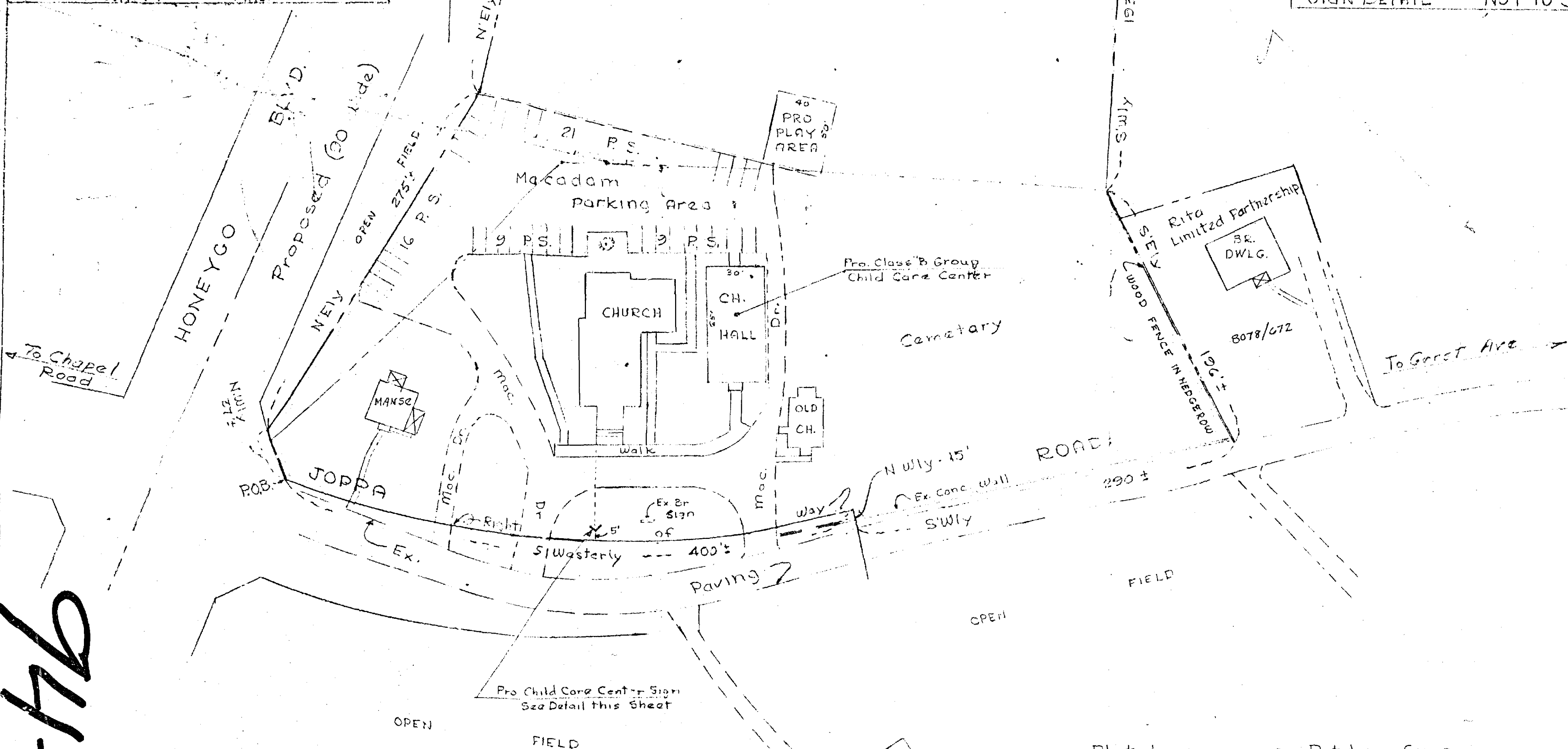
8970-363

OPEN FIELD

**Perry Hall Learning Center**  
Before & After  
School Program  
Ages 6-10  
All Local Schools Transportation Provided  
256-8383

221' to Honeyco E. Rd.  
20' Side of Church Wall  
Double 105' Sign  
(335' FT Total)

SIGN DETAIL - NOT TO SCALE



Site Plan  
CAMP CHAPEL METHODIST CHURCH PROPERTY  
5000 E. JOPPA ROAD  
PERRY HALL, MARYLAND  
Scale: 1"=50' June 3, 1994

Plot to accompany Petition for a  
Sign Size Variance for Child Care  
Center for AMF Child Care Inc.

**PETITIONER'S  
EXHIBIT No. 1**

Note: Church Property as shown is  
described in the following deeds  
1) Residue of GLB 2469-487  
2) GLB 3226-508  
3) EHK In 7037-712  
4) RTS 1350-466

*L. Alan Evans*  
**L. ALAN EVANS, INC.**  
CONSULTANT  
SITE PLANNING, SURVEYING & CIVIL ENGINEERING  
215 BRADYVALE ROAD  
TIMONHILL, MD 21091







Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

**ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES**

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

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NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

*Arnold Jablon*  
ARNOLD JABLON, DIRECTOR

For newspaper advertising:  
Item No.: 496  
Petitioner: THE TRUSTEES OF THE CAMP CHAPEL UNITED METHODIST CHURCH, A BODY CORPORATE  
Location: 5000 East Joppa Road  
PLEASE FORWARD ADVERTISING BILL TO:  
NAME: Anthony J. DiPaula  
ADDRESS: 614 Bosley Avenue  
Towson, MD 21204  
PHONE NUMBER: 410-728-2222

AJ:eggs (Revised 04/09/93)

TO: PUTNEM PUBLISHING COMPANY  
June 30, 1994 Issue - Jeffersonian

Please forward billing to:  
Anthony J. DiPaula, Esquire  
614 Bosley Avenue  
Towson, Maryland 21204  
828-9441

**NOTICE OF HEARING**

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CASE NUMBER: 94-511-A (Item 496)  
5000 East Joppa Road  
NWC East Joppa Road and Honeygo Boulevard  
11th Election District - 5th Councilmanic  
Petitioner(s): The Trustees of the Camp Chapel United Methodist Church, a body Corporate  
HEARING DATE: TUESDAY, JULY 19, 1994 at 10:00 a.m., Rm. 118, Old Courthouse

Variance to allow a group child care center to have one (1) sign with a surface area of 30 square feet (15 square feet per side) in lieu of 8 square feet as permitted.

LAURENCE E. SCHWEDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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cc: C. L. Marks  
Anthony J. DiPaula  
MFC Child Care, Inc.

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Printed with Soy-based ink on Recycled paper

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

July 6, 1994

Anthony J. DiPaula, Esquire  
Covachy & Bozzer, P.A.  
614 Bosley Avenue  
Towson, Maryland 21204

RE: Case No. 94-511-A, Item No. 496  
Petition for Variance  
Petitioner: The Trustees of the Camp Chapel United Methodist Church, a body corporate

Dear Mr. DiPaula:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on June 16, 1994 and scheduled for a hearing accordingly. Any attached comments from a reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

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BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: July 5, 1994  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief  
Developers Engineering Section

RE: Zoning Advisory Committee Meeting  
for July 5, 1994  
Item No. 496

The Developers Engineering Section has reviewed the subject zoning item. This site is subject to the Landscape Manual.

RWB:aw

Baltimore County Government  
Fire Department

700 East Joppa Road Suite 901  
Towson, MD 21286-5500 (410) 887-4500

DATE: 06/22/94

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW  
LOCATION: SEE BELOW

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 493, 494, 495, 496, 497, 498, 499, 500 AND 501.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE: 887-4881, MS-1102F

cc: File

RECEIVED  
JUN 23 1994  
ZADM

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: July 5, 1994  
Zoning Administration and  
Development Management

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):  
Item Nos. 487, 492, 496, 497, 500, 501, 506, 507 and 509.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey W. Long*  
Division Chief: *Carol Kerns*

PK/JL:lw

ZAC 491/PZONE/ZAC1

RE: PETITION FOR VARIANCE  
5000 East Joppa Road, NWC East Joppa  
Road and Honeygo Boulevard, 11th  
Election Dist., 5th Councilmanic  
The Trustees of the Camp Chapel  
United Methodist Church  
Petitioners

BEFORE THE  
ZONING COMMISSIONER  
FOR BALTIMORE COUNTY  
CASE NO.: 94-511-A

**ENTRY OF APPEARANCE**

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final order.

*Peter Max Zimmerman*  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Charles S. Demilio*  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 27th day of June, 1994, a copy of the foregoing Entry of Appearance was mailed to Anthon, J. DiPaula, Esquire, 614 Bosley Avenue, Towson, MD 21204, attorney for Petitioners.

*Peter Max Zimmerman*  
PETER MAX ZIMMERMAN



IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
NMC East Joppa Road and \* ZONING COMMISSIONER  
Honeygo Boulevard \*  
5000 E. Joppa Road \* OF BALTIMORE COUNTY  
11th Election District \*  
5th Councilmanic District \* Case No. 94-511-A  
The Trustees of the Camp \*  
Chapel United Methodist Church \*  
Petitioner \*

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 5000 E. Joppa Road in the Perry Hall section of Baltimore County. The Petition is filed by the Trustees of the Camp Chapel United Methodist Church, property owner, and AMF Child Care Inc., Lessee. Variance relief is requested from Section 424.6.A.2 of the Baltimore County Zoning Regulations (BCZR) to allow a group child care center sign with a service area of 30 sq. ft. (15 sq. ft. per side) in lieu of the permitted 8 sq. ft. The subject relief and property are more particularly shown on the site plan submitted to accompany the Petition for Zoning Variance, marked as Petitioner's Exhibit No. 1.

Appearing at the public hearing held for this case was Annette M. Stephens, President of A.M.F. Child Care, Inc. She was represented by Anthony J. DiPaula, Esquire. There were no Protestants or other interested persons present.

Proffered testimony and evidence presented was that the subject site is located adjacent to Joppa Road in Perry Hall. The site is presently improved with an existing church and church hall building and is the home of the Camp Chapel United Methodist Church. Mrs. Stephens' company has entered into an agreement to lease a portion of the church hall for a

Class B group child care center. Presently, she runs this business nearby in Perry Hall. The Child Care Center will serve approximately 30 children and will provide before and after school care to children ages 6 to 10.

Mr. DiPaula noted that the site is quite large and presently has several existing signs. The Church has a large sign in the front of the property facing Joppa Road and advertises the Church's services and related information. Moreover, a smaller sign is located on the east side of the property advertising the Boy Scout Troop which utilizes these facilities. Mrs. Stephens proposes placing a 30 ft. total face area sign (15 ft. per side) advertising the child care center. She indicated that this large sign was necessary because of the large area of the tract and the need to identify the site as the location of the child care center. It was also noted that this is a residential area with most of the residential properties on large lots. A sign which strictly adheres to the permitted regulations would not be effective or appropriate.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

-2-

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 26th day of July, 1994 that a variance from Section 424.6.A.2 of the Baltimore County Zoning Regulations (BCZR) to allow a group child care center sign with a service area of 30 sq. ft. (15 sq. ft. per side) in lieu of the permitted 8 sq. ft., be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

LES/mm

*Lawrence E. Schmidt*  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

ORDER RECEIVED FOR FILING  
Date  
By

-3-

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

July 26, 1994

Anthony J. DiPaula, Esquire  
Covahay and Booser  
614 Bosley Avenue  
Towson, Maryland 21204

RE: Petition for Variance  
Case No. 94-511-A  
The Trustees of the Camp Chapel United Methodist Church,  
Property Owner, and AMF Child Care, Inc., Lessee, Petitioner  
Location 5000 E. Joppa Road, Perry Hall, Md. 21128

Dear Mr. DiPaula:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at (897-1391).

Very truly yours,

*Lawrence E. Schmidt*  
LAWRENCE E. SCHMIDT  
Zoning Commissioner

LES:mm

encl.

cc: Ms. Annette M. Stephens, President  
AMF Child Care, Inc.  
9610 Belair Road, Baltimore, Md. 21236



## Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 5000 E. Joppa Road  
which is presently zoned DR-16

This Petition shall be filed with the Office of Zoning Administration & Development Management.  
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 424.6.A.2 to allow a group child care center as permitted by Subsection 424.2 to have one (1) sign with a surface area of 30 sq. ft. (15 sq. ft. per side) in lieu of 8 sq. ft. as permitted.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) the property is very large and off the beaten path and a sign of 8 sq. ft. of surface area (or 4 sq. ft. per side as permitted under the Regulation) even if placed in conjunction with the existing church sign, would not be visible and would be of little or no assistance to those traveling to the child care center.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.)

Legal Owner(s):

The Trustees of the Camp Chapel United Methodist Church, a Body Corporate

By: *C. L. Maw*  
Signature

C. L. MAW PRES.

(Type or Print Name)

Signature

5000 E. Joppa Road 251-5511

Perry Hall, MD 21128

City Name Address and phone number of legal owner, contact purchase or representative to be contacted

(See Attorney)

Name

Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

Responsible for Hearing

On following date

Next Two Months

ALL OTHER

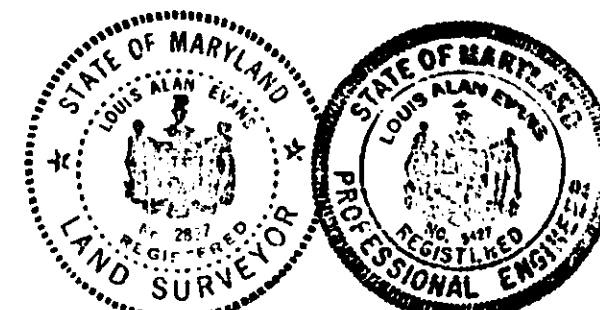
REVIEWED BY: DATE

#### DESCRIPTION FOR ZONING PURPOSES ONLY

Beginning For the Same at the intersection of the North Side of Joppa Rd., as now widened with the East Side of Honeygo Blvd., as proposed 90', in width and shown on Balto. Co. Right of Way Plat 87-278-18 thence leaving said place of beginning and binding on the East Side of Honeygo Blvd. (1/4 N. Wly 37' ± to intersect the 3rd line of the land acquired by the Trustees of the Camp Chapel Methodist Church by deed dated 10-10-56 recorded among the land records of Balto. Co. in Liber G.L.B. 3276-508 thence running and binding on the outline of the Church property (acquired by 4 separate deeds) the 5 following courses and distances (1/4 N Ely 194' thence (1/4 S Ely 106.99' thence (1/4 S Ely 193.77' thence (1/4 S Ely 196' ±, a baseline in part on the West outline of the property of Rita Limited Partnership acquired by deed dated 11-30-88 to the North Side of Joppa Rd thence binding on the North Side of said Rd (1/4 S Wly 290' ± to the east end of the proposed widening as shown on the aforesaid Balto. Co. Right of Way Plat thence binding on the E and N lines of said Right of Way the 2 following courses and distances (8' N Wly 15' thence (1/4 S Wly 400' ± to the Place of Beginning

Being or intended to be all that property currently owned by The Camp Chapel Methodist Church under the 4 following deeds -

G.L.B. 2469-187  
G.L.B. 3226-508  
E.H.K. Jr 7037-712  
R.J.S. 1350-466



*L. Alan Evans*

#### CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 11th Date of Posting: 7/6/94  
Posted for: Variance  
Petitioner: Camp Chapel United Methodist Church, AMF Child Care  
Location of property: 5000 E. Joppa Rd., N. Wly. E. Joppa & Honeygo  
Location of Sign: Church property, facing Joppa Rd.  
Remarks: None  
Posted by: *M. H. H.* Date of return: 7/10/94  
Number of Signs: 1

#### CERTIFICATE OF PUBLICATION

TOWSON, MD., July 1, 1994  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once a week of 1 successive weeks, the first publication appearing on June 30, 1994

THE JEFFERSONIAN,  
A. Henrichson  
LEGAL AD. - TOWSON

P. M. H. H.  
Zoning Administration & Development Management  
1111 East Chesapeake Avenue  
Towson, Maryland 21204

Receipt  
94-511-A

Account R 001-6150

Number 496

By JLL

Date 6/16/94

1 COMM VAR FILING CODE 020 \$ 250.00  
1 Began Posting CODE 080 \$ 35.00  
TOTAL \$ 285.00

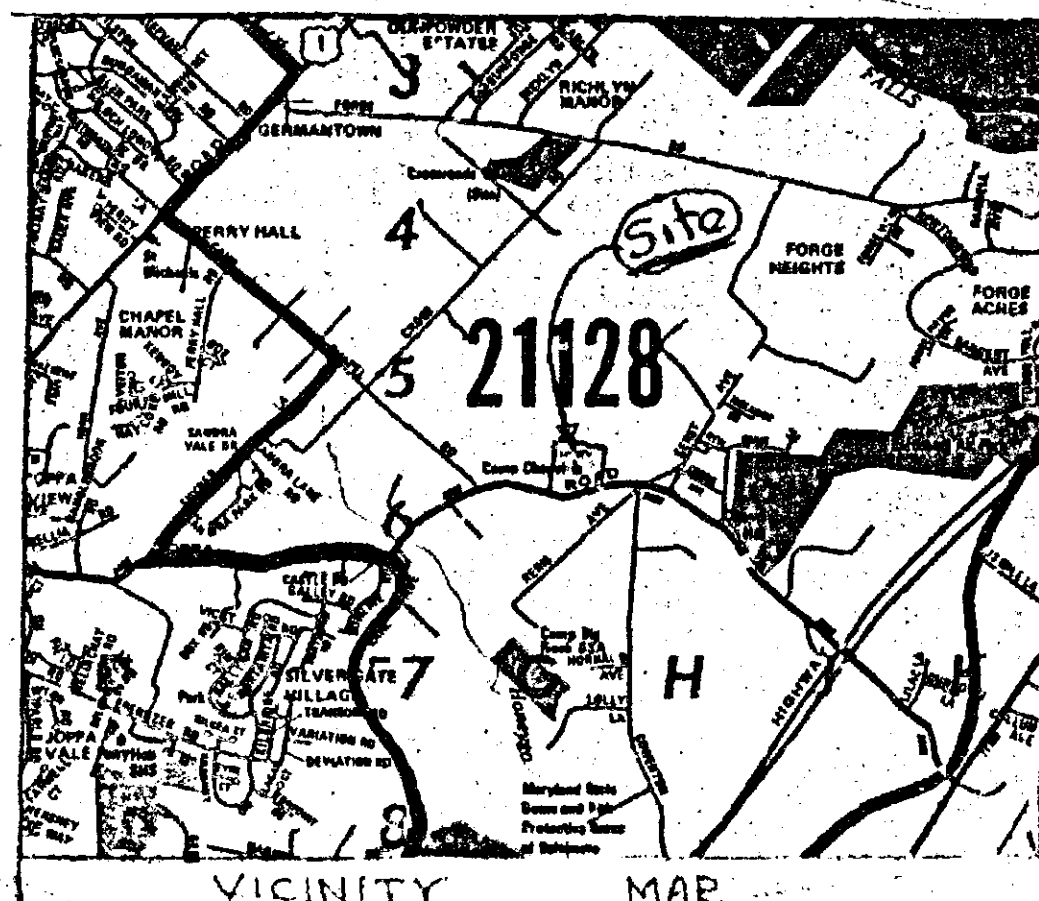
Owner: The Trustees of the Camp Chapel United Methodist Church, a Body Corporate  
LOC: 5000 E. JOPPA RD.  
PAID BY AMF Child Care

0340330123H CHRC \$285.00  
BA C009:34A006-16-94  
Please Make Checks Payable To: Baltimore County

Cashier Validation

ORDER RECEIVED FOR FILING  
Date  
By





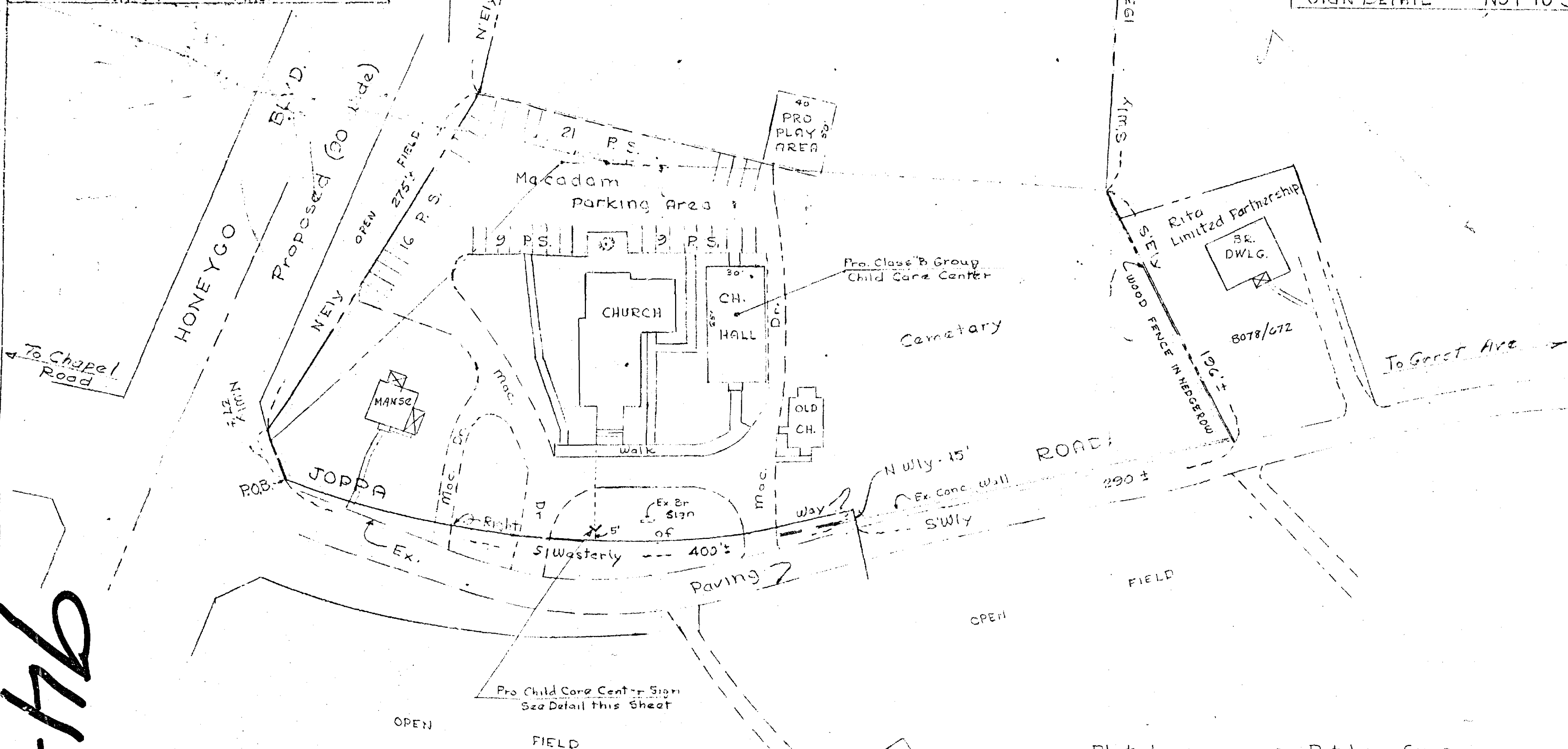
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Office of Zoning Administration  
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Towson, MD 21204 (410) 887-3353

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Developers Engineering Section

RE: Zoning Advisory Committee Meeting  
for July 5, 1994  
Item No. 496

The Developers Engineering Section has reviewed the subject zoning item. This site is subject to the Landscape Manual.

RWB:aw

Baltimore County Government  
Fire Department

700 East Joppa Road Suite 901  
Towson, MD 21286-5500 (410) 887-4500

DATE: 06/22/94

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW  
LOCATION: SEE BELOW

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 493, 494, 495, 496, 497, 498, 499, 500 AND 501.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE: 887-4881, HS-1102F

cc: File

RECEIVED  
JUN 23 1994  
ZADM

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: July 5, 1994  
Zoning Administration and  
Development Management

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):  
Item Nos. 487, 492, 496, 497, 500, 501, 506, 507 and 509.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey W. Long*  
Division Chief: *Carol Kerns*

PK/JL:lw

ZAC-491/PZONE/ZAC1

RE: PETITION FOR VARIANCE  
5000 East Joppa Road, NWC East Joppa  
Road and Honeygo Boulevard, 11th  
Election Dist., 5th Councilmanic  
The Trustees of the Camp Chapel  
United Methodist Church  
Petitioners

BEFORE THE  
ZONING COMMISSIONER  
FOR BALTIMORE COUNTY  
CASE NO.: 94-511-A

**ENTRY OF APPEARANCE**

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final order.

*Peter Max Zimmerman*  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Charles S. Demilio*  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 27th day of June, 1994, a copy of the foregoing Entry of Appearance was mailed to Anthon, J. DiPaula, Esquire, 614 Bosley Avenue, Towson, MD 21204, attorney for Petitioners.

*Peter Max Zimmerman*  
PETER MAX ZIMMERMAN



IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
NMC East Joppa Road and \* ZONING COMMISSIONER  
Honeygo Boulevard \*  
5000 E. Joppa Road \* OF BALTIMORE COUNTY  
11th Election District \*  
5th Councilmanic District \* Case No. 94-511-A  
The Trustees of the Camp \*  
Chapel United Methodist Church \*  
Petitioner \*

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 5000 E. Joppa Road in the Perry Hall section of Baltimore County. The Petition is filed by the Trustees of the Camp Chapel United Methodist Church, property owner, and AMF Child Care Inc., Lessee. Variance relief is requested from Section 424.6.A.2 of the Baltimore County Zoning Regulations (BCZR) to allow a group child care center sign with a service area of 30 sq. ft. (15 sq. ft. per side) in lieu of the permitted 8 sq. ft. The subject relief and property are more particularly shown on the site plan submitted to accompany the Petition for Zoning Variance, marked as Petitioner's Exhibit No. 1.

Appearing at the public hearing held for this case was Annette M. Stephens, President of A.M.F. Child Care, Inc. She was represented by Anthony J. DiPaula, Esquire. There were no Protestants or other interested persons present.

Proffered testimony and evidence presented was that the subject site is located adjacent to Joppa Road in Perry Hall. The site is presently improved with an existing church and church hall building and is the home of the Camp Chapel United Methodist Church. Mrs. Stephens' company has entered into an agreement to lease a portion of the church hall for a

Class B group child care center. Presently, she runs this business nearby in Perry Hall. The Child Care Center will serve approximately 30 children and will provide before and after school care to children ages 6 to 10.

Mr. DiPaula noted that the site is quite large and presently has several existing signs. The Church has a large sign in the front of the property facing Joppa Road and advertises the Church's services and related information. Moreover, a smaller sign is located on the east side of the property advertising the Boy Scout Troop which utilizes these facilities. Mrs. Stephens proposes placing a 30 ft. total face area sign (15 ft. per side) advertising the child care center. She indicated that this large sign was necessary because of the large area of the tract and the need to identify the site as the location of the child care center. It was also noted that this is a residential area with most of the residential properties on large lots. A sign which strictly adheres to the permitted regulations would not be effective or appropriate.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

-2-

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 26th day of July, 1994 that a variance from Section 424.6.A.2 of the Baltimore County Zoning Regulations (BCZR) to allow a group child care center sign with a service area of 30 sq. ft. (15 sq. ft. per side) in lieu of the permitted 8 sq. ft., be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

LES/mm

*Lawrence E. Schmidt*  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

ORDER RECEIVED FOR FILING  
Date *7/16/94*  
By *Th. Th. Th.*

-3-

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

July 26, 1994

Anthony J. DiPaula, Esquire  
Covahay and Booser  
614 Bosley Avenue  
Towson, Maryland 21204

RE: Petition for Variance

Case No. 94-511-A  
The Trustees of the Camp Chapel United Methodist Church,  
Property Owner, and AMF Child Care, Inc., Lessee, Petitioner  
Location 5000 E. Joppa Road, Perry Hall, Md. 21128

Dear Mr. DiPaula:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at (897-1391).

Very truly yours,

*Lawrence E. Schmidt*  
LAWRENCE E. SCHMIDT  
Zoning Commissioner

LES:mm

encl.

cc: Ms. Annette M. Stephens, President  
AMF Child Care, Inc.  
9610 Belair Road, Baltimore, Md. 21236



## Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 5000 E. Joppa Road  
which is presently zoned DR-16

This Petition shall be filed with the Office of Zoning Administration & Development Management.  
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 424.6.A.2 to allow a group child care center as permitted by Subsection 424.2 to have one (1) sign with a surface area of 30 sq. ft. (15 sq. ft. per side) in lieu of 8 sq. ft. as permitted.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) the property is very large and off the beaten path and a sign of 8 sq. ft. of surface area (or 4 sq. ft. per side as permitted under the Regulation) even if placed in conjunction with the existing church sign, would not be visible and would be of little or no assistance to those traveling to the child care center.

Property is to be posted and advertised as prescribed by Zoning Regulations.  
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.)

Legal Owner(s):

AMF Child Care, Inc.

By: *Annette M. Stephens*  
Signature: Annette M. Stephens, President  
9610 Belair Road

Address: Baltimore MD 21236

City: Baltimore State: MD Zipcode: 21236

Attorney for Petitioner:

Anthony J. DiPaula

Signature: *Anthony J. DiPaula*  
Covahay & Booser, P.A.

Address: 614 Bosley Avenue 528-9331

City: Towson, MD 21204 State: MD Zipcode: 21204

The Trustees of the Camp Chapel United

Methodist Church, a Body Corporate

By: *C. L. M. M. M.*  
Signature: C. L. M. M. M. PRES.

Address: 5000 E. Joppa Road 251-5511

City: Perry Hall, MD 21128

State: MD Zipcode: 21128

Name: Address and phone number of legal owner, contact purchase or representative to be contacted

Signature: *(Signature)*

Name: Address: Phone No:

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

Responsible for Hearing

By following date: Next Two Months

ALL OTHER

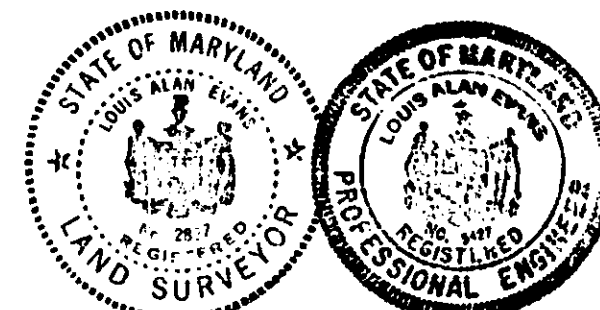
REVIEWED BY: DATE

#### DESCRIPTION FOR ZONING PURPOSES ONLY

Beginning For the Same at the intersection of the North Side of Joppa Rd., as now widened with the East Side of Honeygo Blvd., as proposed 90', in width and shown on Balto. Co. Right of Way Plat 87-278-18 thence leaving said place of beginning and binding on the East Side of Honeygo Blvd. (1/4 N. Wly 37' ± to intersect the 3rd line of the land acquired by the Trustees of the Camp Chapel Methodist Church by deed dated 10-10-56 recorded among the land records of Balto. Co. in Liber G.L.B. 3276-508 thence running and binding on the outline of the Church property (acquired by 4 separate deeds) the 5 following courses and distances (1/4 N Ely 194' thence (1/4 S Ely 106.99' thence (1/4 S Ely 193.77' thence (1/4 S Ely 196' ± a baseline in part on the West outline of the property of Rita Limited Partnership acquired by deed dated 11-30-88 to the North Side of Joppa Rd thence binding on the North Side of said Rd (1/4 S Wly 290' ± to the east end of the proposed widening as shown on the aforesaid Balto. Co. Right of Way Plat thence binding on the E and N lines of said Right of Way the 2 following courses and distances (8' N Wly 15' thence (1/4 S Wly 400' ± to the Place of Beginning

Being or intended to be all that property currently owned by The Camp Chapel Methodist Church under the 4 following deeds -

G.L.B. 2469-187  
G.L.B. 3226-508  
E.H.K. Jr 7037-712  
R.J.S. 1350-466



*L. Allen Evans*

#### CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: *11th* Date of Posting: *7/6/94*  
Posted for: *Variance*  
Petitioner: *Camp Chapel United Methodist Church, AMF Child Care*  
Location of property: *5000 E. Joppa Rd., N. Wly. E. Joppa & Honeygo*  
Location of Sign: *Along the highway on property being zoned*  
Remarks: *None*  
Posted by: *MM* Date of return: *7/16/94*  
Number of Signs: *1*

#### CERTIFICATE OF PUBLICATION

TOWSON, MD., *July 1, 1994*  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once a week of *1* successive weeks, the first publication appearing on *June 30, 1994*

THE JEFFERSONIAN,  
*A. Henrichsen*  
LEGAL AD. - TOWSON

P. M. M.  
Zoning Administration &  
Development Management  
1111 East Chesapeake Avenue  
Towson, Maryland 21204

Receipt  
94-511-A

Date: *6/16/94*

Number: *496*

By: *JLL*

1 COMM VAR FILING CODE 020 \$ 250.00  
1 BGM POSTING CODE 080 \$ 35.00  
TOTAL \$ 285.00

Owner: The Trustees of the Camp Chapel United Methodist Church, a Body Corporate.  
LOC: 5000 E. JOPPA RD.

0340330123H CHRC  
BA C009334006-16-94 \$285.00

Cashier Validation

Please Make Checks Payable To: Baltimore County

ORDER RECEIVED FOR FILING  
Date *7/16/94*  
By *Th. Th. Th.*